

Basement Impact Assessment

35 Buckland Crescent

London

NW3 5DJ

Addendum to Basement Impact Assessment report

Prepared by JBA Consultants

Report reference JB15296.1, dated February 2014

1:0 INTRODUCTION

A Basement Impact Assessment report has previously been prepared by JBA Consultants to accompany a Planning application for the redevelopment and refurbishment of the garden flat at 35 Buckland Crescent, London, NW3 5DJ.

The Basement Impact Assessment was based on the criteria set down by Camden Council and included a detailed report and separate appendices, which included Architectural and Structural drawings; Rose Associates report ; formal site investigation information; borehole data; Camden Geological and Hydrological study information; historical maps and environmental data.

Our client, Mr Daniel Cheifetz, wishes to apply for a minor material amendment to the approved planning permission, ref 2014/1096/P.

A minor amendment to this scheme has already been approved under reference 2015/0464/P, relating to a reduction in the size of the proposed extension to the rear of the property and enlargement of the lightwell in that area.

The purpose of this addendum to the above mentioned JBA report is to review and check that the minor amendments will not materially affect the validity of this previous report.

This addendum report must therefore be read in conjunction with JBA's previous report as we have based our updated appraisal on the same information set out in their report.

2:0 MINOR MATERIAL AMENDMENT APPLICATION

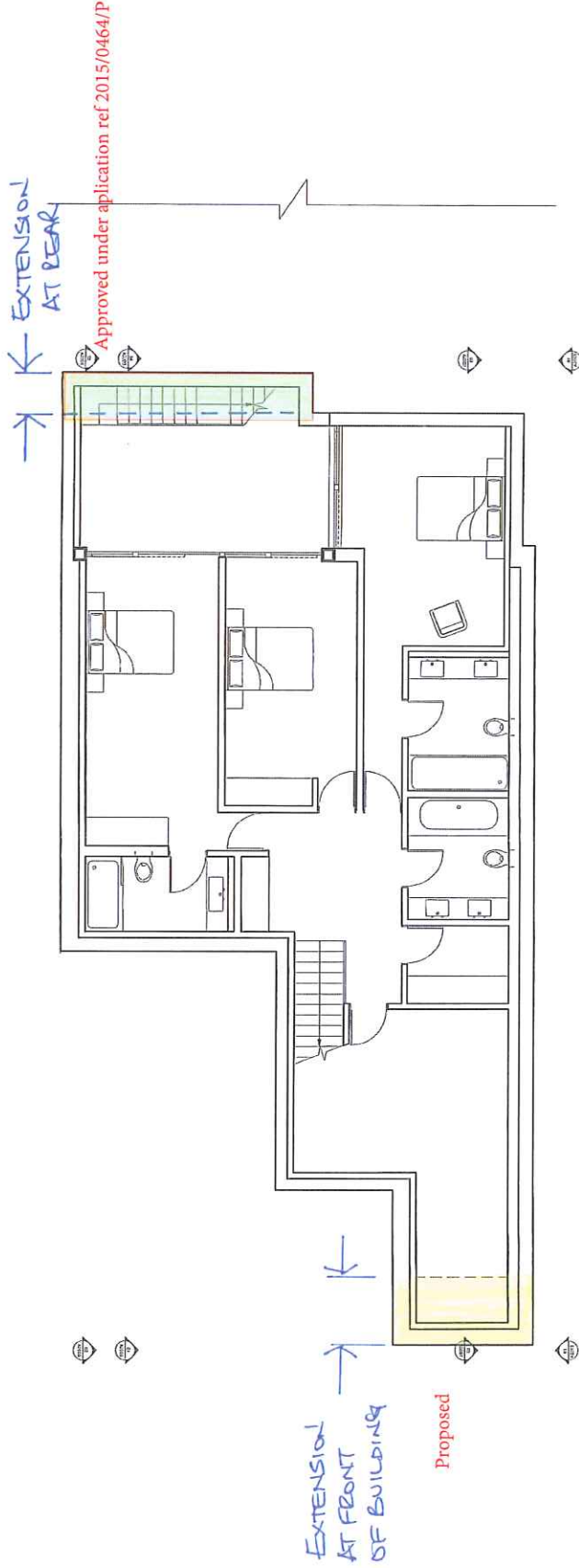
LBMV architects have prepared drawings to reflect the minor material amendments sought for this project. Attached below is drawing 0043/A2002.

This updating report seeks to cover both the amendment sought in respect of the current application and that approved under application Ref: 2015/0464/P

The proposed changes have been over marked in yellow to highlight the modest increase in the level of excavation being sought. These basically comprise a proposed extension of the basement at the front of the property to extend the proposed utility room. This extension is in the order of 1.7m (extended towards the road) by 3m width.

At the rear a proposal to increase the size of the lightwell adjacent to 33 Buckland Crescent, extending by 900mm further into the garden, of 5.4m width has been granted planning permission.

Both the proposed and approved minor amendments sit within established site boundaries.



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PROJECT DATA

PROJECT TITLE
MINOR MATERIAL AMENDMENT
TO PLANNING
REF: 2015/0464/P

CLIENT

35 Buckland Crescent NW3 5DU

DESIGNER

A3

DATE

28.08.2015

SCALE

1:100@A3

DRAWING TITLE

PROPOSED FLOOR PLANS

GRID NO

0043

DRAWING NO

A.2002

NOTES

This drawing should be reviewed from currency
in accordance with the following:
- All dimensions to be checked on site by the contractor.
- Discrepancies to be reported before proceeding with the
works.
- All dimensions in mm's.

LEGEND



SCALE



REV

REV	DESCRIPTION	DATE	NAME

3:0 METHODOLOGY

Camden Councils Guidance CPG4 requires a Basement Impact Assessment to be undertaken for new basements in the borough. This document sets out 5 stages which must be satisfied.

These stages have been considered in section 2:0 of JBA's report and for convenience the stages are replicated below.

1. Screening
2. Scoping Site investigation
3. Impact assessment
4. Review and decision making

4:0 SITE DISCRPTION

JBA's report provides a detailed description of the site which lies at an approximate grid reference of 26739-84482 with site plans included in the Appendices.

The property is set at about 60 meters above ordnance survey datum with a negliable slope of about 1:100 where the front garden is slightly higher than the rear garden.

5:0 PROPOSED MINOR AMENDMENTS AND STRUCTURE

The proposed minor amendments have been discussed and annotated in section 2:0 above. These minor amendments are based on planning approval ref 2014/1096/P. This report therefore builds upon the previous work undertaken by JBA.

The modest extension of the utility room at the front of the building occupies space just beyond the front elevation of the building, lying to the side of the entrance portico and the steps leading up to the elevated entrance. This structure will comprise an extension to the approved reinforced concrete walls, floor and roof slab.

The additional excavations are therefore to be executed in ground beyond the building.

At the rear the approved minor amendment again comprises a modest extension to approved works by the slight enlargement of the lightwell. Again the structural works comprise the same reinforced concrete retaining walls and basement slab, excavated in open ground.

6:0 SITE HISTORY

A detailed assessment of the site history has already been undertaken, with historic maps providing information dating back to 1873.

Envirocheck data does not list any historic or current landfill or other waste management facilities within 500m of the site, there are no contamination entries or notices, no discharge consents and the site is not located within an environmentally sensitive area, such as a SSSI. The site also falls within an area that has the lowest classification given by the Health Protection Agency for radon emissions.

No further action in this regard is required.

7:0 GEOLOGY AND FLOOD RISK

Previous reference to the British Geological Society data confirms more localised site investigation works undertaken by Soiltechnics that the building lies over an area of over consolidated London clay to depths of about 80m.

London Clay is classified by the Environment Agency as unproductive strata(formerly non aquifer).

The work previously undertaken by JBA concludes that the property is not within a flood zone and reference to Camden Geological, Hydrogeological and Hydrological Study Flood map *“does not show the site to be within an area with the potential to be at risk of surface water flooding. There are no known subterranean water courses (the river Tyburn being within a Culvert)”*

The proposed and approved minor amendments do not affect this assessment.

It is our view that the proposed increase in the level of excavation is of a scale that will not materially affect the impact of the development upon subterranean ground water flow. Both the proposed excavations to the front and rear of the site fall beneath existing areas of hard paving and so will not have an additional impact upon surface water run off.

8:0 BASEMENT IMPACT ASSESSMENT

As we have stated above this addendum report is to be read in conjunction with JBS's report ref: JB15296.1 dated February 2014. It is not intended to replicate their detailed assessment, but rather to check that the previous appraisal is still relevant given the proposed and approved minor amendments.

To summarise Camden Council's policy has been established to ensure that the new basement excavations do not:-

- I. Cause harm to the built and natural environment.
- II. Result in flooding
- III. Lead to ground instability

8:1 SCREENING

The surface water and flooding screening flow chart has been set out in JBA's report which concluded that the proposed development is not likely to impact on surface water flow. Further the site does not fall within a flood risk zone. The two minor extensions proposed at the front and rear of the property will do nothing to change this assessment.

Both the approved and proposed extensions to the excavated area fall beneath areas of hard paving and so will not increase the impermeable/ permeable ratio. In addition, clay is effectively an impermeable medium, i.e. an unproductive strata, the modest extensions will not result in a change to the drainage arrangements around the site and the proposed amendments to the planning permission will not affect the previous JBA assessment.

8:2 SLOPE STABILITY

The JBA report has already fully appraised the numerous criteria under Camden Councils slope stability screening flowchart.

Since the minor amendment will not affect the surrounding topography, the validation justified in section 2, table 3 of JBA's report are therefore still appropriate.

The proposed excavation to the front of the property will remain in excess of 5m from the public footpath. It is therefore our view that this proposed extension to the basement will not affect the integrity of the public highway or footpath.

The proposed minor increase in the size of the basement will not change the proposed works methodology. We can confirm that specialist basement contractors have now been invited to tender for the development. They will be required by our client, by the adjoining owner's surveyors appointed under the Party wall etc Act 1996 and by the Local Authority, by virtue of the Works Management Agreement entered into under a Section 106 Agreement, to provide from qualified consultant engineers a full works methodology and temporary works design.

We do not believe that the proposed increase in the level of excavation materially changes the proposed development.

9:0 **CONCLUSIONS**

JBA's report summarised their detailed BIA in section 4.


Subsections 13:1 to 13:14 discuss the output of their assessment of the various screening processes. On the basis of their previous data we are satisfied that there is nothing contained within these minor planning amendments which would have an adverse effect on their previous work.

We would also endorse the comments made in section 13:10 and confirm that specialist contractors have been invited to tender for the scheme which has planning approval and they have appointed consultant engineers to prepare a detailed temporary works design to ensure an appropriate and safe method of construction is adopted.

Item 13:2 discusses the commissioning of a CCTV survey of the public and private sewer. Discussions have proceeded under the Party wall etc act 1996 with the adjoining owners Party wall surveyors to ensure this CCTV work is conducted prior to works starting on site. It is also proposed that a follow up CCTV survey be commissioned once the proposed construction works are complete.

Finally we can also confirm that under section 13:13 Party wall matters are nearing completion.

Taking all these matters into considerations we therefore believe that the proposed basement with the minor amendments can safely be executed and do not pose undue risk on the surrounding properties, or the wider ranging geological conditions in Buckland Crescent, all in accordance with criteria set out in Camden Councils' Basement Impact Assessment criteria.

Signed : 

David Rose BSc.(Hons) C. Eng M.I.C.E. M.I. Struct. E

Dated: 17th November 2015